

## ZONING AND BUILDING AGENDA

APRIL 18, 2006

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 271463 DOCKET #7901 - LAGRANGE HIGHLANDS SANITARY DISTRICT, Owner, 5900 South Willow Springs Road, LaGrange, Illinois 60525, Application (No. SU-05-05; Z05060). Submitted by T-Mobile Wireless, 8550 West Bryn Mawr, Chicago, Illinois 60631. Seeking a SPECIAL USE, UNIQUE USE in the R-3 Single Family Residence District to install a T-Mobile wireless communications antenna on an existing water tower and placing their base station equipment shelter/cabinet on a small leased parcel at the base of the water tower in Section 17 of Lyons Township. The property consist of 1.95 acres located on the west side of Willow Springs Road, approximately 250 feet south of Plainfield Road in Lyons Township. Intended use: Install wireless communications antennas on an existing water tower and an equipment shelter/cabinet. **Recommendation: That the application be granted.**

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 278198 DOCKET #8021 – M. YAKIMISKY, Owner Application: Variation to reduce lot area from 40,000 square feet to 22,032 square feet (existing); and reduce lot width from 150 feet to 110 feet (existing) for an addition to a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.51 of an acre, located on the west side of Greenvie Court, approximately 331 feet south of Blackhawk Drive in Schaumburg Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16462

- 278199 DOCKET #8033 – SELEX, LLC, Owner Application: Variation to reduce transitional rear yard setback from 20 feet to 6 feet for car wash building; and reduce side yard setback from 15 feet to 1 foot for an on premise monument sign in the C-4 General Commercial District. The subject property consists of approximately 0.42 of an acre, located on the east side of Central Avenue, approximately 197 feet south of 49th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 278200 DOCKET #8041 – W. FALSEY, Owner Application: Variation to reduce rear yard setback from 50 feet to 27 feet (existing); and increase the floor area ratio from .25 feet to .32 feet for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Lee Avenue, approximately 299 feet south of Hancock Street in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 278201 DOCKET #8046 – B. BRUNET, Owner Application: Variation to reduce right interior side yard setback from 10 feet to 1.17 feet (existing); reduce rear yard setback from 5 feet to 1.85 feet (existing) for jacuzzi and gazebo; reduce left interior side yard setback from 10 feet to 1 foot (existing); and reduce rear yard setback from 5 feet to 2 feet (existing) for a shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the south side of west Summerdale Avenue, approximately 600 feet east of Courtland Avenue in Norwood Park Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

- 278202 DOCKET #8048 – Z. & A. ZARUCKI, Owners Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 feet to .49 feet for a new single family residence; and reduce rear yard setback 5 feet to 2 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Lockwood Avenue, approximately 90 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 278203 DOCKET #8049 – R. F. Mater & R. F. Mater, III, Owners Application: Variation to reduce rear yard setback 40 feet to 26 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the south side of Garden Street, approximately 322 feet east of Western Avenue in Northfield Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 278204 DOCKET #8050 – F. & D. Fazio, Owners Application: Variation to reduce lot area from 40,000 square feet to 15,195 square feet (existing); and reduce lot width from 150 feet to 114 feet (existing) for a new single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the west side of 113th Avenue, approximately 114 feet south of 158th Street in Orland Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 278205 DOCKET #8051 – M. Szostek, Owner Application: Variation to reduce lot area from 40,000 square feet to 26,571 square feet (existing); and reduce lot width from 150 feet to 134 feet (existing) for an addition to a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.61 of an acre, located on the east side of Green Briar Lane, approximately 500 feet north of Nerge Road in Schaumburg Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 278206 DOCKET #8052 – T. TRINER, Owner Application: Variation to reduce left side yard setback from 15 feet to 6 feet (existing) for a sunroom addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the northwest corner of Garfield Avenue and California Avenue in Palatine Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

- 278207 DOCKET #8053 – J. MARUSARZ, Owner Application: Variation to reduce corner side yard setback from 15 feet to 7 feet; reduce right interior side yard setback from 10 feet to 5 feet; and increase the floor area ratio from .40 to .50 for new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the southwest corner of west 72nd Place and south Sayre Avenue in Stickney Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 278208 DOCKET #8054 – D. KELLIHER, Owner Application: Variation to reduce rear yard setback from 40 feet to 35 feet for proposed sunroom addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Tanglewood Circle, approximately 453 feet south of Parkview Drive in Palos Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 278209 DOCKET #8055 – R. & M. POSTLETHWAIT, Owners Application: Variation to reduce rear yard setback from 40 feet to 35 feet (existing); and reduce right interior side yard setback from 10 feet to 6 feet (existing) for proposed additions in the R-5 Single Family Residence District. The subject property consists of approximately 0.39 of an acre, located on the west side of south Cook Street, approximately 289 feet north of Harvard Avenue in Barrington Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 278210 DOCKET #8056 – M. SARNA, Owner Application: Variation to reduce rear yard setback from 5 feet to 3 feet; and reduce both interior side yard setbacks from 10 feet to 3.6 feet for a proposed detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of south Lotus Avenue, approximately 147 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None
- 278211 DOCKET #8057 – D. & V. TORRES, Owners Application: Variation to reduce lot area from 40,000 square feet to 23,849 square feet (existing); reduce lot width from 150 feet to 88.48 feet (existing); reduce corner side yard setback from 25 feet to 21 feet (existing); and reduce distance between principal and accessory structure from 10 feet to 5 feet (existing) for proposed additions to existing single family residence for well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.55 of an acre, located on the northeast corner of Sunset Drive and Monterey Avenue in Schaumburg Township. **Recommendation: That the application be granted.**  
Conditions: None  
Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:**

278212 DOCKET #8058 – J. MARUSARZ, Owner Application: Variation to reduce corner side yard setback from 15 feet to 7 feet; reduce right interior side yard setback from 10 feet to 5 feet; and increase the floor area ratio from .40 to .50 for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.16 of an acre, located on the northeast corner of west 73rd Street and south Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

278213 DOCKET #8059 – HELEN LAS, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 5 feet; and increase the floor area ratio from .40 to .50 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.15 of an acre, located on the south side of 72nd Place, approximately 152 feet east of Nottingham Avenue in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**NEW APPLICATIONS:**

278214 DR. ROBERT D. DURR, Owner, 3494 Vollmer Road, Olympia Fields, Illinois 60461, Application (No. SU-06-05; Z06063). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for the conversion of an existing single family residence to a dental office in Section 15 of Rich Township. Property consists of 0.68 of an acre, located on the southwest corner of 204th Street and Crawford Avenue in Rich Township. Intended use: The use of this property would be for a dental office. Improvements would include new flooring, drywall in some areas, bathroom, siding, landscaping and plumbing.

278215 KEVIN J. BRANNICK, Owner, 7900 West 39th Street, Riverside, Illinois 60546, Application (No. SU-06-07; Z06092). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for rental of an existing coach house on an existing septic system and well and, if granted, companion Variance V-06-82 for yard setback requests in Section 36 of Riverside Township. Property consists of 1/4 of an acre, located on the northwest corner of West 39th Street and Stanley Avenue in Riverside Township. Intended use: Continued use as a one bedroom rental property as has been the case for the last 60+ years. No improvements. All prior improvements have been inspected and approved by the Cook County Department of Building Zoning.

278216 GREGORY DANIELS, Owner, 15 N 365 Old Sutton Road, Barrington Hills, Illinois 60010, Application (No. SU-06-06; Z06086). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-1 Single Family Residence District to maintain the current tree nursery, landscaping business with employee living quarters and snow plowing service, storage and sales in Section 28 of Barrington Township. Property consists of 19.642 acres, located at the southeast intersection of Elgin, Joliet and Eastern Railroad tracks and Sutton Road in Barrington Township. Intended use: Amended application for tree nursery, landscaping business with employee living quarters and snow plowing service, storage and sales.

278217 DARIUSZ SIELSKI, Owner, 2701 North Landen Drive, Melrose Park, Illinois 60164, Application (No. MA-06-06; Z06064). Submitted by LA Development, 607 Howard, Des Plaines, Illinois 60018. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-5A Residential Transition District to divide the existing one (1) lot into two (2) lots for two (2) new single family residences in Section 29 of Leyden Township. Property consists of less than 1/2 acre, located on the east side of Landen Drive, approximately 559 feet south of Diversey Avenue in Leyden Township. Intended use: Two (2) single family homes.

**NEW APPLICATIONS:**

- 278218 LA DEVELOPMENT, Owner, 607 Howard, Des Plaines, Illinois 60018, Application (No. MA-06-04; Z06065). Submitted by same. Seeking a MAP AMENDMENT from the R-5 Single Family Residence District to the R-5A Residential Transition district to divide the existing one (1) lot into two (2) lots for two (2) new single family residences in Section 29 of Leyden Township. Property consists of .287 of an acre, located on the east side of Wolf Road, approximately 123 feet south of Barry Avenue in Leyden Township. Intended use: Two (2) single family homes.
- 278219 JAMES MARTH & JOHN NOGA, Owners, Beneficiaries of Southwest Financial Bank & Trust TUT #L-0813, 9901 South Western Avenue, Chicago, Illinois 60643, Application (No. SU-06-04; Z06048). Submitted by Marth Construction Company, 14800 South 80th Avenue, Orland Park, Illinois. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the R-6 General Residence District for the development and construction of thirty four (34) townhomes (if granted under companion SU-06-04) in Section 20 of Orland Township. Property consists of 5.987+ acres, bounded on the north by Hancock Street; by Orange on the east; by Merle Creek on the south; and by Wolf Road on the west in Orland Township. Intended use: 34 townhome dwelling units.
- 278220 JAMES MARTH & JOHN NOGA, Owners, Beneficiaries of Southwest Financial Bank & Trust TUT #L-0813, 9901 South Western Avenue, Chicago, Illinois 60643, Application (No. SU-06-04; Z06048). Submitted by Marth Construction Company, 14800 South 80th Avenue, Orland Park, Illinois. Seeking SPECIAL USE for a Planned Unit Development in the R-6 General Residence District (if granted under companion A-06-02) for the development and construction of thirty four (34) townhomes in Section 20 of Orland Township. Property consists of 5.987+ acres, bounded on the north by Hancock Street; by Orange on the east; by Merle Creek on the south; and by Wolf Road on the west in Orland Township. Intended use: A residential Planned Unit Development for 34 townhome dwelling units.

\* The next regularly scheduled meeting is presently set for Wednesday, May 3, 2006.

